

## ORDINANCE 4505

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1  
2  
3 AN ORDINANCE IMPLEMENTING THE CITY COUNCIL'S DECISION IN ANX-  
4 01-08, ANNEXING A TRACT OF LAND INTO THE CITY LIMITS OF THE CITY  
5 OF LEWISTON, DECLARING THE SAME TO HAVE A COMPREHENSIVE PLAN  
6 DESIGNATION OF LIGHT INDUSTRIAL AND A ZONE DESIGNATION OF  
7 LIGHT INDUSTRIAL, M-1, ADOPTING FINDINGS OF FACT AND  
8 CONCLUSIONS OF LAW; AMENDING THE OFFICIAL ZONING MAP OF THE  
9 CITY OF LEWISTON AND PROVIDING AN EFFECTIVE DATE.

10  
11 WHEREAS, the property described hereafter is a tract of land, under single  
12 ownership, contiguous and adjacent to the city limits of the city of Lewiston and the owner  
13 thereof having requested annexation into the city, and

14 WHEREAS, the duly constituted Planning and Zoning Commission of the City of  
15 Lewiston held a public hearing on January 9, 2007, pursuant to public notice as required by  
16 law to hear public comment on the proposed annexation, comprehensive plan and zone  
17 designations, and

18 WHEREAS, after said hearing before the Planning and Zoning Commission, the  
19 commission recommended annexation of said tract with a comprehensive plan designation of  
20 light industrial and a zoning designation of light industrial, M-1, and

21 WHEREAS, a public hearing on the proposed annexation, comprehensive plan and  
22 zone designation was held before the Lewiston City Council, pursuant to public notice, on  
23 February 11, 2008, following which the City Council made Findings of Fact, Conclusions of  
24 Law and Decision, all in accordance with Idaho Code 67-6535, determining that the  
25 proposed annexation, comprehensive plan and zone designations were in conformance with  
26 the comprehensive plan of the City of Lewiston and should be granted.

27 NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF  
28 THE CITY OF LEWISTON, IDAHO:

SECTION 1: That the real property described as follows:

The northwest quarter of the northwest quarter of Section 20, Township 35 North, Range 5 West of the Boise Meridian, Nez Perce County, Idaho, EXCEPTING THEREFROM THE FOLLOWING:

Beginning at a point 960.5 feet south 0 degrees 24 minutes East from the Northwest corner of Section 20, Township 35 North, Range 5 West of the Boise Meridian; thence South 0 degrees 24 minutes East along the West boundary of said Section 20, 359.5 feet; thence due East 205 feet; thence North 25 degrees 19 minutes East 5 feet to the intersection of the fence on the West side of the county road; thence North 25 degrees 19 minutes East 282 feet; thence North 10 degrees 19 minutes East 34 feet; thence North 8 degrees 19 minutes West 232 feet; thence South 61 degrees 51 minutes West 341 feet to the West boundary of said Section 20, the Point of Beginning.

AND ALSO EXCEPTING:

Commencing at the quarter corner common to Section 17 and Section 20, Township 35 North, Range 5 West of the Boise Meridian; thence North 89 degrees 20 minutes West along the centerline of Powers Avenue, a distance of 1332.08 feet to a point, said point being the intersection of the centerline of 7<sup>th</sup> Street and Powers Avenue, also the True Point of Beginning; thence south 0 degrees 7 minutes east a distance of 460.48 feet to a point; thence north 81 degrees 30 minutes west a distance of 1352.11 feet to a point; thence north 0 degrees 8 minutes west a distance 275.86 feet to a point, said point being a monument known as Section corner common to Sections 17, 18, 19, and 20, Township 35 North, Range 5 West of the Boise Meridian; thence south 89 degrees 20 minutes east along the centerline of Powers Avenue a distance of 1337.13 feet to the True Point of Beginning.

AND ALSO EXCEPTING:

All that part of the NW  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 20 of Township 35 North, Range 5 West, Boise Meridian, Nez Perce County, Idaho, lying west of 6<sup>th</sup> Street.

be and the same is hereby declared annexed by the City of Lewiston and incorporated into the boundaries of the City of Lewiston.

SECTION 2: That the real property above described be and the same is hereby designated as Light Industrial in the Comprehensive Plan of the City of Lewiston and said real property be included in the M-1, Light Industrial Zone, as defined by the zoning ordinance of the City of Lewiston, Idaho.

SECTION 3: That the official Comprehensive Plan map of the City of Lewiston be and the same is hereby amended to designate the real property above described as Light Industrial.

SECTION 4: That the official zoning map of the City of Lewiston be and the same is hereby amended to include the real property described above in the M-1, Light Industrial zone.

SECTION 5: That the Findings of Fact, Conclusions of Law, and Decision, attached hereto and by the reference made a part hereof, are approved and adopted.

SECTION 6: This ordinance shall take effect and be in full force from and after its passage, approval and publication.

DATED this 14<sup>th</sup> day of April, 2008.

CITY OF LEWISTON

Douglas W. Havens  
Douglas W. Havens, Mayor

ATTEST

Rebecca L. O'Connor, Clerk

Kari Kuchmak

INST. NO. 765000

FEE N/C REC. BY **CITY OF LEWISTON**

2009 JAN 29 AM 9 45

RECORDED BY Sal DEPUTY

**BEFORE THE CITY COUNCIL  
OF THE CITY OF LEWISTON**

<b>IN RE:</b>	)	
	)	
<b>ANX-01-08</b>	)	<b>FINDINGS OF FACT</b>
	)	<b>CONCLUSIONS OF LAW</b>
	)	<b>AND DECISION</b>
<b>SUMMIT STONE,</b>	)	
	)	
<b>Applicant.</b>	)	

This matter having come before the City Council of the City of Lewiston, Idaho, on February 11, 2008, for public hearing pursuant to public notice as required by law, on a proposal to annex into the city a 20 acre parcel of land with a Comprehensive Plan designation of Light Industrial and a zone designation of M-1, Light Industrial, said parcel be located generally southeast of the intersection of Southport Avenue and 6<sup>th</sup> Street, and the council having heard the staff report and recommendation and having reviewed the minutes and recommendation from the Planning and Zoning Commission, the staff's annexation assessment and from the applicant and no other person appearing in favor of or in opposition to the annexation and zoning designation and the council being fully advised in the matter, issues the following:

**FINDINGS OF FACT**

1. The city staff and the Planning and Zoning Commission have recommended annexation into the city of a 20 acre parcel of land with a Comprehensive Plan designation of Light Industrial and a zone designation of M-1, Light Industrial, said parcel be located generally southeast of the intersection of Southport Avenue and 6<sup>th</sup> Street, Lewiston, Idaho.
2. Notice of public hearing has been given.
3. The real property that is the subject of the proposed annexation is contiguous and adjacent to the existing city limits of the City of Lewiston.
4. The owner of the real property that is the subject of the proposed annexation has requested annexation into the City of Lewiston.
5. An annexation assessment, as required by city ordinance, was performed on the proposed annexation resulting in the staff recommendation approving the

annexation and low density comprehensive plan designation and PUD, Planned Unit Development zoning designation.

6. The property is currently zoned F-2, Agricultural Transitional and is within the area of city impact. The property is just south of the Lewiston/Nez Perce County Regional Airport and surrounded by vacant and agricultural land and is designated as low density residential in the duly adopted comprehensive plan.
7. The Light Industrial comprehensive plan designation would be in conformance with the Southport and ATK uses to the west of the proposed annexation and with potential development of the south side of the airport and will not be incompatible with adjacent agricultural uses.
8. Annexation would insure development in the area would be in conformance with city development standards and would be consistent with existing and future development in the area.
9. The area of the proposed annexation is accessed by roadways within the city limits.
10. Relevant criteria and standards for consideration of this proposal are set forth in the annexation policy of the city of Lewiston and Idaho statutes on annexation.

Based on the foregoing **FINDINGS OF FACT**, the Lewiston City Council hereby makes the following

#### **CONCLUSIONS OF LAW**

1. The requirements of Idaho Code Section 67-6509(a) have been met.
2. The proposed annexation complies with the city's annexation policy and Idaho statutes on annexation.
3. The proposed comprehensive plan designation of Light Industrial and the zoning designation as Light Industrial, M-1, is desirable to provide orderly development of the city and the allowable uses in the propose zone are not incompatible with adjacent uses.
4. The proposed annexation, comprehensive plan and zoning designation should be granted.

Based on the forgoing **CONCLUSIONS OF LAW**, the Lewiston City Council hereby enters the following

### DECISION

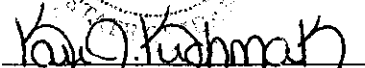
The annexation of the 20 acre parcel of land with a Comprehensive Plan designation of Light Industrial and a zone designation of M-1, Light Industrial, said parcel be located generally southeast of the intersection of Southport Avenue and 6<sup>th</sup> Street is hereby **APPROVED and GRANTED**.

### LEWISTON CITY COUNCIL



  
Douglas W. Havens, Mayor

ATTEST:

  
~~Rebecca L. O'Connor, Clerk~~  
Kari J. Kuchmach

**BEFORE THE CITY COUNCIL  
OF THE CITY OF LEWISTON**

IN RE:	)	
	)	
ANX-01-08	)	<b>FINDINGS OF FACT</b>
	)	<b>CONCLUSIONS OF LAW</b>
	)	<b>AND DECISION</b>
SUMMIT STONE,	)	
	)	
Applicant.	)	

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**FINDINGS OF FACT**

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9. The area of the proposed annexation is accessed by roadways within the city limits.
10. Relevant criteria and standards for consideration of this proposal are set forth in the annexation policy of the city of Lewiston and Idaho statutes on annexation.

Based on the foregoing **FINDINGS OF FACT**, the Lewiston City Council hereby makes the following

#### **CONCLUSIONS OF LAW**

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4. The proposed annexation, comprehensive plan and zoning designation should be granted.



Based on the forgoing **CONCLUSIONS OF LAW**, the Lewiston City Council hereby enters the following

### DECISION

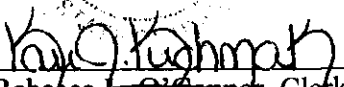
The annexation of the 20 acre parcel of land with a Comprehensive Plan designation of Light Industrial and a zone designation of M-1, Light Industrial, said parcel be located generally southeast of the intersection of Southport Avenue and 6<sup>th</sup> Street is hereby **APPROVED and GRANTED**.

### LEWISTON CITY COUNCIL



  
Douglas W. Havens, Mayor

ATTEST:

  
~~Rebecca L. O'Connor, Clerk~~  
Kari J. Kuchmah

INST. NO. 765001

FILED N/C REC. BY **CITY OF LEWISTON**

2009 JAN 29 AM 9 48

RECORDED BY FILED CLERK

BY Bila DEPUTY

**CITY OF LEWISTON**  
**SUMMARY OF ORDINANCE**  
**NUMBER 4505**

ORDINANCE 4505: "AN ORDINANCE IMPLEMENTING THE CITY COUNCIL'S DECISION IN ANX-01-08, ANNEXING A TRACT OF LAND INTO THE CITY LIMITS OF THE CITY OF LEWISTON, DECLARING THE SAME TO HAVE A COMPREHENSIVE PLAN DESIGNATION OF LIGHT INDUSTRIAL AND A ZONE DESIGNATION OF LIGHT INDUSTRIAL, M-1, ADOPTING THE FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LEWISTON; AND PROVIDING AN EFFECTIVE DATE."

**Ordinance 4505 is effective upon passage, approval, and publication.**

**CITY OF LEWISTON**

**By: Douglas W. Havens**  
**Mayor**

**Attest: Rebecca L. O'Connor**  
**City Clerk**

**The full text of this ordinance is available at the City Clerk's office, Lewiston City Hall, 1134 "F" Street, Lewiston, during regular business hours.**

**I, DON L. ROBERTS, City Attorney, have reviewed the foregoing Summary of Ordinance Number 4505 and believe it provides a true and complete summary of its contents, and that this summary provides adequate notice to the public pursuant to Idaho Code Section 50-901A, of the contents of the ordinance summarized herein.**

**Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2008.**

\_\_\_\_\_  
**Don L. Roberts**  
**City Attorney**

1     LEGAL DESCRIPTION OF THE BOUNDARIES OF THE CITY OF  
2                                   LEWISTON, IDAHO  
3

4     Commencing at the meander corner of the east bank of the Snake River, 53 chains  
5     West of the corner of Section 1, 6, 7 and 12, on the range line between Ranges 5 and 6  
6     West of the Boise Meridian, Township 35 North; thence due west to the line between  
7     the State of Idaho and the State of Washington, or the mid-channel of the Snake River;  
8     thence North along said State line to a point due west of the ¼ Section corner of said  
9     range line between Section 25 and 30, Township 36 North; thence East through the  
10    center of Section 25, Township 36 North, Range 6 West of the Boise Meridian and  
11    through the center of Section 30 and 29, Township 36 North, Range 5 West of the  
12    Boise Meridian, also the line between Lots 4 and 3 of Section 28, Township 35 North,  
13    Range 5 West, to a point on the North right-of-way line of the Old Highway 95, now  
14    Hatwai Rd.; thence Northeasterly along said North right-of-way line through Lot 3 and  
15    Lot 2 of said Section 28 to the east line of said Lot 2; thence South along said east line  
16    of Lot 2 extended south to its intersection with the centerline of the Clearwater River;  
17    thence Westerly along the centerline of the Clearwater River to its intersection with the  
18    East 1/16 line of Section 32, Township 35 North, Range 5 West, also the West line of  
19    Lot 7 of said Section 32 extended North to the centerline of said river; thence South to a  
20    point on said west line of Lot 7; thence South 76° 30' 00" East, 1,263.00 feet to a point;  
21    thence South 47° 30' 00" East, 210.00 feet to a point on the Section line between  
22    Section 32 and 33, Township 35 North, Range 5 West, said point being 541.00 feet  
23    North of the ¼ Section corner between said Section 32 and 33; thence due South on  
24    the Section line to the corner of said Sections 32 and 33 and Sections 4 and 5,  
25    Township 35 North, Range 5 West, Boise Meridian; thence South between said  
26    Sections 4 and 5, to the corner common to Sections 4, 5, 8 and 9 Township 35 North,  
27    Range 5 West; thence South on the Section line between Section 8 and 9, also the  
28    centerline of 10th Street, also called Old Gun Club Road, to a point 60.00 feet north of the  
29    centerline of the vacated alley known as Park Ave.; thence South 89° 51' 00" East along a line  
30    parallel to and 60.00 feet north of the centerline of said vacated Park Ave. a distance of 1333.52  
31    feet to a point on the West line of the East half of the Southwest Quarter of said Section 9; thence  
32    North 00° 04' 00" West along the West line of the East half of the Southwest Quarter of said

1 Section 9; thence continuing North 00° 04' 00" West along the west line of the East half of the  
2 Northwest Quarter of said Section 9 to the Northwest corner of the East half of the Northwest  
3 Quarter of said Section 9; thence North 89° 25' 00" E along the North line of said Section 9 to  
4 the Northeast corner of the West half of the Northeast Quarter of said Section 9; thence South  
5 along the East line of the West half of the East half of said Section 9 to the intersection of the  
6 centerlines of 13<sup>th</sup> St. and Warner Ave. , which is also the section line between Sections 9  
7 and 16; thence East on the Section line between Sections 9 and 16 and 10 and 15 for a  
8 distance of 5,695.40 feet; thence N 00° 23' 00" E for a distance of 6.44 feet to the  
9 centerline of Warner Avenue; thence continue N 00° 23' 00" E for a distance of 140.00  
10 feet to the northwest corner of Lot 1 of Warner Avenue Estates Addition No. 1; thence  
11 continue N 00° 23' 00" E for a distance of 280.00 feet; thence N 89° 23' 55" E for a  
12 distance of 1,013.74 feet; thence S 00° 13' 42" E along a projection of the east right-of-  
13 way line of 16<sup>th</sup> Street for a distance of 390.01 feet to the intersection of the east right-  
14 of-way line of 16<sup>th</sup> Street and the north right-of-way line of Warner Avenue; thence  
15 continue S 00° 13' 42" E for a distance of 29.32 feet to the section line running east and  
16 west between Sections 10 and 15; thence east along said section line to its intersection  
17 with the centerline of 17<sup>th</sup> Street; thence southerly along the centerline of 17th Street to  
18 its intersection with the centerline of Bryden Avenue; thence East along the centerline  
19 of Bryden Avenue to its intersection with the centerline of 19th Street; thence southerly  
20 along the centerline of 19th Street to its intersection with the centerline of Burrell  
21 Avenue also the East-West centerline of Section 14; thence East along the centerline of  
22 Burrell Avenue and said centerline of Section 14 and Section 13, Township 35 North,  
23 Range 5 West, to its intersection with the East line of Lot 4, Block 109 of the West ½ of  
24 Lewiston Orchards Tract 12; thence South along the lot line between Lots 3 and 4 of  
25 said Block 109 to the centerline of the alley now named Cedar Avenue; thence West  
26 along the centerline of Cedar Avenue to its intersection with the center line of 23rd  
27 Street; thence South along the centerline of 23rd Street to its intersection with the  
28 centerline of Powers Avenue also the South section line of said Section 13; thence  
29 West along the centerline of Powers Avenue to its intersection with the centerline of  
30 22nd Street also the Section corner common to Sections 13, 14, 23 and 24, Township  
31 35 North, Range 5 West, Boise Meridian; thence South along the centerline of 22nd  
32 Street and the Section line to its intersection with the south line of Richardson Avenue

1 at the ¼ corner common to said Sections 23 and 24; thence West along the south line  
2 of Richardson Avenue to its intersection with the lot line between Lots 6 and 7, Block  
3 104, Lewiston Orchards Tract 15; thence North along said lot line to its intersection with  
4 the centerline of Alley "H" or Hemlock Avenue; thence westerly along the centerline of  
5 Hemlock Avenue to its intersection with the centerline of 20th Street; thence South  
6 along the centerline of 20th Street to the point of intersection with the south line of  
7 Richardson Avenue; thence West along the north line of the SW ¼ of Section 23 of  
8 said Township 35 North, Range 5 West, Boise Meridian to the West ¼ corner of said  
9 Section 23; thence West along the south line of Richardson Avenue to the east lot line  
10 of Lot 6, Block 63, Lewiston Orchards, Tract 4; thence North to the Northeast corner of  
11 Lot 6; thence West to the Northwest corner of Lot 6; thence South to the south line of  
12 Richardson Avenue; thence West along the south line of Richardson Avenue to the  
13 Northeast corner of the SW ¼ of said Section 21; thence South 00° 04' 00" East, a  
14 distance of 170.00 feet to a point; thence West parallel to the south line of Richardson  
15 Avenue a distance of 275.10 feet to a point; thence North 00° 04' 00" West, a distance  
16 of 170.00 feet to the south line of Richardson Avenue; thence West along the south line  
17 of Richardson Avenue extended; thence North along the centerline of 8th Street  
18 extended to a point 643.99 feet south of the intersection of 8th Street extended with the  
19 centerline of Powers Avenue at the North ¼ corner of Section 20; thence North 81° 30'  
20 00" West a distance of 2,703.23 feet to a point; thence North 00° 08' 00" West, a  
21 distance of 275.86 feet to a point, said point being a monument known as the section  
22 corner common to Sections 17, 18, 19 and 20, Township 35 North, Range 5 West,  
23 Boise Meridian; thence South 87° 53' 00" West along the south section line of said  
24 Section 18, a distance of 525.00 feet to a point; thence South 08° 30' 00" East, a  
25 distance of 220.00 feet to a point; thence North 81° 30' 00" West, a distance of 500.00  
26 feet to a point; thence North 08° 30' 00" West, a distance of 150.00 feet to a point on  
27 the south line of said Section 18; thence South 87° 53' 00" West along said Section line  
28 to the Southwest corner of the SE ¼ of the SE ¼ of Section 18; thence South 87° 53'  
29 00" West along the section line common to said Sections 18 and 19, a distance of  
30 1316.80 feet to an iron pipe marking a ¼ corner common to Sections 18 and 19; thence  
31 South 87° 53' 00" West along the section line common to said Sections 18 and 19, a  
32 distance of 2602.10 feet to a point, which is the Section corner common to Section 18

1 and 19, Township 35 North, Range 5 West, Boise Meridian, and Sections 13 and 24,  
2 Township 35 North, Range 6 West, Boise Meridian; thence North 89° 57' 00" West  
3 along the Section line common to said Sections 13 and 24, a distance of 1,332.00 feet  
4 to a concrete monument marking the Southwest corner of the SE ¼ of the SE ¼ of said  
5 Section 13; thence North 00° 35' 00" West along the East 1/16 Section line of said  
6 Section 13, a distance of 868.33 feet to a point, thence North 29° 22' 24" West, a  
7 distance of 353.29 feet to a point, thence South 89° 57' 09" West, a distance of  
8 1,101.42 feet to a point, thence North 00° 26' 02" West, a distance of 1,375.37 feet to a  
9 point; thence South 72° 59' 09" East a distance of 1,316.99 feet to a point, thence North  
10 00° 35' 00" West a distance of 3,165.45 feet to a concrete monument marking the  
11 Southwest corner of the SE ¼ of the SE ¼ of Section 12, Township 35 North, Range 6  
12 West, Boise Meridian; thence South 89° 32' 08" West, a distance of 469.79 feet to a  
13 point, thence North 00° 04' 51" West, a distance of 1,312.27 feet to a point which is  
14 469.83 feet west of an iron pin marked as a 1/16 corner in the Northwest corner of the  
15 SE ¼ of the SE ¼ of said Section 12; thence West along the north line of the SW ¼ of  
16 the SE ¼ of Section 12 to a point, said point being the Northeast corner of the SE ¼ of  
17 the SW ¼ of Section 12; thence South along the east line of the SE ¼ of the SW ¼ of  
18 Section 12 and the west line of the NE ¼ of the NW ¼ of Section 13, Township 35  
19 North, Range 6 West, Boise Meridian, to the northeast corner of the South half of the  
20 NW ¼ of Section 13; thence South 00° 04' 53" East along the east line of the West half  
21 of Section 13, a distance of 3,988.78 feet to a point on the south line of Section 13;  
22 thence South 45° 27' 22" West, a distance of 1,815.51 feet to a point on the south line  
23 of the north half of the NW ¼ of Section 24; thence South 88° 41' 51" West along the  
24 south line of the north half of the NW ¼ of Section 24, a distance of 1,365.02 feet to a  
25 point on the west line of Section 24; thence North 00° 39' 28" East along the west line of  
26 Section 24, a distance of 1092.81 feet; thence North 48° 55' 24" West, a distance of  
27 86.05 feet to a point; thence along a curve to the right with a radius of 125.00 feet, a  
28 central angle of 24° 16' 46", a distance of 53.40 feet; thence North 24° 38' 38" West, a  
29 distance of 146.64 feet; thence North 89° 55' 24" West, a distance of 18.66 feet; thence  
30 North 32° 30' 47" West, a distance of 365.98 feet to a point; thence North 58° 41' 25  
31 West, a distance of 161.35 feet to a point; thence North 17° 10' 19" East, a distance of  
32 272.10 feet; thence North 45° 19' 22" East, a distance of 152.23 feet; thence North 07°

09' 12" West, a distance of 726.83 feet; thence North 16° 29' 43" West, a distance of 952.85 feet to a point; thence North 62° 32' 48" West, a distance of 223.92 feet to a point on the east right-of-way line of the County Road; thence North 27° 41' 27" East along the east right-of-way line of the County Road a distance of 149.94 feet to a point, thence North 20° 13' 27" East continuing along the east line of the County Road a distance of 144.05 feet to a point; thence North 14° 19' 22" East continuing along the east line of the County Road a distance of 413.52 feet to a point; thence North 15° 45' 54" East continuing along the east line of the County Road a distance of 112.85 feet to a point on the north line of the south half of the NW ¼ of Section 13; thence North 16° 03' 36" East along the east line of the County Road a distance of 1,375 feet more or less to the north line of said Section 13; thence northerly along said east line of the County Road up the Snake River to its intersection with the north section line of said Section 12; thence West along the section line common to Sections 12 and 1, Township 35 North, Range 6 West, Boise Meridian, to the meander corner on the east bank of the Snake River, to the point of beginning.

To include: That part of Lots 1 and 2, Section 28, Township 36 North, Range 5 West, Boise Meridian, Nez Perce County, Idaho, described as follows, to-wit: Commencing at the concrete right-of-way monument 80.00 feet left of Station 126+40 on U.S. Highway No. 95 as located in 1954 (in the County of Nez Perce, State of Idaho) said point being 1,031.70 feet south and 377.90 feet east of the northeast corner of Lot 2 in Section 28, Township 36 North, Range 5 West, Boise Meridian; thence South 78° 05' 00" West, a distance of 84.5 feet along the northerly right-of-way line of said Highway 95 to the POINT OF BEGINNING; thence continue on the last above mentioned course a distance of 323.00 feet; thence North 11° 55' 00" West, a distance of 575.70 feet to the centerline of Old State Highway No. 95; thence North 70° 55' 00" East a distance of 104.40 feet along said centerline; thence North 84° 30' 00" East, a distance of 270.00 feet along said centerline; thence South 06° 57' 00" East, a distance of 560.80 feet to the True Point of Beginning; EXCEPTING all that part lying within Government Lot 2.

To Also Include:

The South 208.71 feet of the East 208.71 feet of the SW ¼ of the SE ¼ of Section 12, Township 35 North, Range 6 West, Boise Meridian.

1 To Also Include:

2 That part of Lot 1, Section 28, Township 36 North, Range 5 West, Boise Meridian, in  
3 Nez Perce County, Idaho, being legally described as follows, to-wit: Beginning at the  
4 concrete right-of-way monument, 80.00 feet left of Station 126+40 on U.S. Highway No.  
5 95 in the County of Nez Perce, State of Idaho, said point being 1,031.70 feet south and  
6 377.90 feet east of the northeast corner of Lot 2 in said Section 28, Township 36 North,  
7 Range 5 West of the Boise Meridian; thence South 78° 05' 00" West along the north  
8 line of said Highway a distance of 182.5 feet to the point of beginning.

9 Also that part of Lot 1, Section 28, Township 36 North, Range 5 West, Boise  
10 Meridian, in Nez Perce County, Idaho being legally described as follows, to-wit:  
11 Beginning at the concrete right-of-way monument, 80 feet left of Station 126+40 on  
12 U.S. Highway No. 95 in the County of Nez Perce, State of Idaho, said point being  
13 1,031.70 feet south and 377.90 feet east of the northeast corner of Lot 2 in said Section  
14 28, Township 36 North, Range 5 West, Boise Meridian; thence South 78° 05' 00" West  
15 along the north right-of-way line of the new Highway 95, a distance of 84.5 feet; thence  
16 North 06° 57' 00" West, a distance of 527.80 feet to the south right-of-way line of the  
17 Old Highway 95; thence North 84° 30' 00" East along the south line of the Old Highway  
18 95, a distance of 224.60 feet; thence South 11° 48' 00" East, a distance of 500.60 feet  
19 to the north line of the New Highway 95; thence South 78° 05' 00" West along the north  
20 line of said Highway a distance of 182.50 feet to the point of beginning.

21 Also that part of Lot 1, Section 28, Township 36 North, Range 5 West, Boise  
22 Meridian, in Nez Perce County, Idaho, being legally described as follows, to-wit:  
23 Beginning at the concrete right-of-way monument, 80.00 feet left of Station 126+40 on  
24 U.S. Highway No. 95 in the County of Nez Perce, State of Idaho, said point being  
25 1,031.70 feet south and 377.90 feet east of the northeast corner of Lot 2 in said Section  
26 28, Township 36 North, Range 5 West, Boise Meridian; thence South 78° 05' 00" West  
27 along said north right-of-way a distance of 323.00 feet; thence North 11° 55' 00" West,  
28 a distance of 104.40 feet along said centerline; thence North 84° 30' 00" East a  
29 distance of 41.22 feet along said centerline to its intersection with the east line of said  
30 Lot 2 and the True Point of Beginning; thence South along the east line, a distance of  
31 33.15 feet to the south right-of-way line; thence North 84° 30' 00" West, a distance of



1 443.75 feet to the east line of Lot 2; thence south along the east line a distance of  
2 33.15 feet to the centerline of Old Highway 95 and the True Point of Beginning.

3 Excepting:

4 That part of Lot 1 of Section 12, Township 35 North, Range 6 West, Boise Meridian,  
5 lying east of a line which is 50 feet east of and parallel to the east right-of-way line of  
6 the County Road up the Snake River, more particularly described as follows:

7 Commencing at the  $\frac{1}{4}$  corner stone monument common to Section 1 and 12, Township  
8 35 North, Range 6 West, Boise Meridian, being the northeast corner of Lot 1 of said  
9 Section 12 and the TRUE POINT OF BEGINNING: thence westerly along the section  
10 line to a point which is 50.60 feet east of the intersection of the said section line with the  
11 east right-of-way line of said road, said point being a point of curve 50 feet distant from  
12 said right-of-way line; thence southeasterly on a 1,193 foot radius curve to the right, a  
13 distance of 238.85 feet to a point; thence South  $02^{\circ} 07' 00''$  East, a distance of 406.76  
14 feet to a point of curve; thence southerly along a 1,229.00 foot radius curve to the right  
15 a distance of 555.20 feet to a point which is at right angles to and 50.00 feet distant  
16 from a point of tangency of said east right-of-way; thence South  $66^{\circ} 14' 00''$  East, a  
17 distance of 150.00 feet to a point; thence South  $23^{\circ} 46' 00''$  West to a point on the north  
18 line of Lot 2 of said Section 12; thence North  $89^{\circ} 55' 00''$  East along said lot line to a  
19 monument designating the northeast corner of said Lot 2; thence northerly along the  
20 east line of said Lot 1 to the northeast corner of said Lot 1 and the TRUE POINT OF  
21 BEGINNING.

22 To also include:

23 A parcel of land containing 39.15 acres, more or less, lying within the east half of the  
24 Northwest Quarter and the Northwest Quarter of the Northeast Quarter of Section 24,  
25 Township 35 North, Range 6 West, Boise Meridian, described as follows:

26 Commencing at the brass cap monument marking the North Quarter corner of said  
27 Section 24; thence South  $89^{\circ} 54' 43''$  East along the North line of said Section 24,  
28 282.83 feet to the POINT OF BEGINNING; thence continue South  $89^{\circ} 54' 43''$  East  
29 along said line, 466.67 feet; thence South  $45^{\circ} 05' 07''$  West, 1,392.53 feet; thence  
30 South  $00^{\circ} 10' 34''$  West, 1142.27 feet; thence North  $89^{\circ} 46' 19''$  West, 1,090.00 feet to a  
31 point on the West line of the Southeast Quarter of the Northwest Quarter of said  
32 Section 24; thence North  $00^{\circ} 13' 41''$  East along said West line 800.00 feet; thence

1 North 45° 35' 27" East, 57.98 feet; thence North 45° 05' 07" East, 826.31 feet; thence  
2 South 44° 54' 53" East, 200.00 feet; thence North 45° 05' 07" East to the POINT OF  
3 BEGINNING.

4 Excepting:

5 Lot 7, Block 153, Lewiston Orchards Tract No. 19.

6 To also include:

7 A parcel of land located in the east half of Section 10, the north half of the NW1/4 of Section 14,  
8 and the west half of the SW1/4 of Section 11, T.35N. R.4W., B.M., Nez Perce County, Idaho,  
9 more particularly described as follows:

10 Beginning at the northwest corner of Section 14, T.35 N., R.5W., B.M., said point being the  
11 TRUE POINT OF BEGINNING for this description and running thence S00°22'38"E 1338.20  
12 feet along the west line of said Section 14 to the north sixteenth corner on said west section line;  
13 thence N89°06'46"E 1995.83 feet, more or less, along the north sixteenth line of said Section 14  
14 to a point on the southwesterly right-of-way line of Lindsay Creek Road; thence N36°12'41"W  
15 457.51 feet along said right-of-way line; thence N51°16'45"W 534.04 feet along said right-of-  
16 way line; thence N45°27'44"W 307.04 feet along said right-of-way line; thence N26°44'19"W  
17 314.33 feet along said right-of-way line; thence N25°35'07"W 409.96 feet along said right-of-  
18 way line; thence N29°17'54"W 532.59 feet along said right-of-way line; thence N19°34'08"W  
19 370.20 feet along said right-of-way line; thence N11°57'11"W 337.18 feet along said right-of-  
20 way line; thence N00°45'43"W 293.20 feet along said right-of-way line ; thence N11°25'39"E  
21 442.96 feet along said right-of-way line; thence N01°20'36"W 76.25 feet along said right-of-way  
22 line; thence N17°38'26"W 76.58 feet along said right-of-way line; thence N32°16'42"W 316.67  
23 feet along said right-of-way line; thence N40°12'38"W 17.67 feet along said right-of-way line;  
24 thence S89°25'49"W 221.75 feet to a point on the west line of Section 11, T.35N., R.5W., B.M.;  
25 thence N00°18'58"W 86.00 feet along said section line to the west 1/4 corner of said Section 11;  
26 thence N00°19'28"W 173.62 feet to the southwesterly right-of-way line of Lindsay Creek Road;  
27 thence N48°43'05"W 151.52 feet along said right-of-way line; thence N54°06'41"W 467.15 feet  
28 along said right-of-way line; thence N59°06'29"W 449.98 feet along said right-of-way line;  
29 thence N72°32'24"W 314.44 feet along said right-of-way line; thence N78°42'34"W 153.65 feet  
30 along said right-of-way line to a point on the east 1/16 line of Section 10; thence S00°19'59"E

916.51 feet along said 1/16 line to the northeast 1/16 corner of said Section 10; thence S89°24'56"W 1324.13 feet along the latitudinal centerline of the center 1/4 corner of said Section 10; thence S00°19'17"E 1331.54 feet along the meridional centerline of said Section 10 to the south 1/16 corner on said meridional centerline; thence N89°14'21"E 1324.70 feet along the south 1/16 line of said Section 10 to the southeast 1/16 corner of said Section 10; thence S00°18'58"E 1327.45 feet along the east 1/16 line of said Section 10 to the east 1/16 corner on the south line of Section 10; thence N89°02'50"E 1324.25 feet along said section line to the southeast corner of said Section 10 and the TRUE POINT OF BEGINNING.

TO ALSO INCLUDE:

The northwest quarter of the northwest quarter of Section 20, Township 35 North, Range 5 West of the Boise Meridian, Nez Perce County, Idaho, EXCEPTING THEREFROM THE FOLLOWING:

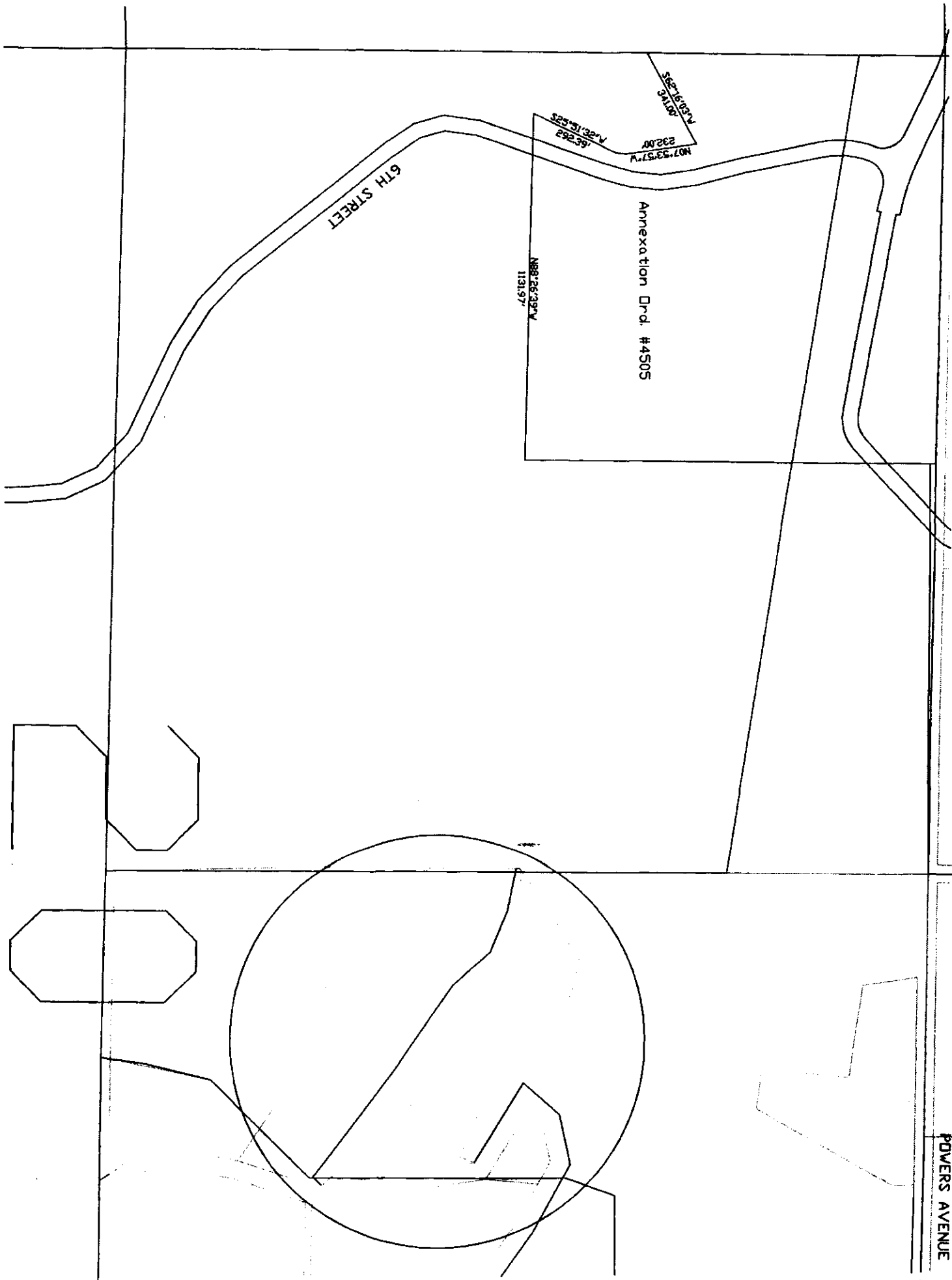
Beginning at a point 960.50 feet S0°24'00"E from the northwest corner of Section 20, Township 35 North, Range 5 West of the Boise Meridian; thence S0°24'00"E along the west boundary of said Section 20, 395.50 feet; thence due east 205.00 feet; thence N25°19'00"E, 5.00 feet to the intersection of the fence on the west side of the county road; thence N25°19'00"E, 282.00 feet; thence N10°19'00"E, 34.00 feet; thence N08°19'00"W, 232.00 feet; thence S61°51'00"W, 341.00 feet to the west boundary of said Section 20, the point of beginning.

AND ALSO EXCEPTING:

Commencing at the quarter corner common to Section 17 and Section 20, Township 35 North, Range 5 West of the Boise Meridian; thence N89°20'00"W along the centerline of Powers Avenue, a distance of 1332.08 feet to a point, said point being the intersection of the centerline of 7<sup>th</sup> Street and Powers Avenue, also the True Point of Beginning; thence S00°07'00"E a distance of 460.48 feet to a point; thence N81°30'00"W a distance of 1352.11 feet to a point; thence N00°08'00"W a distance of 275.86 feet to a point, said point being a monument known as Section corner common to Sections 17, 18, 19 and 20, Township 35 North, Range 5 West of the Boise Meridian; thence S89°20'00"E along the centerline of Powers Avenue a distance of 1337.13 feet to the True Point of Beginning.

AND ALSO EXCEPTING:

All that part of the NW 1/4 NW 1/4 of Section 20, Township 35 North, Range 5 West, Boise Meridian, Nez Perce County, Idaho, lying west of 6<sup>th</sup> Street.





# CITY OF LEWISTON

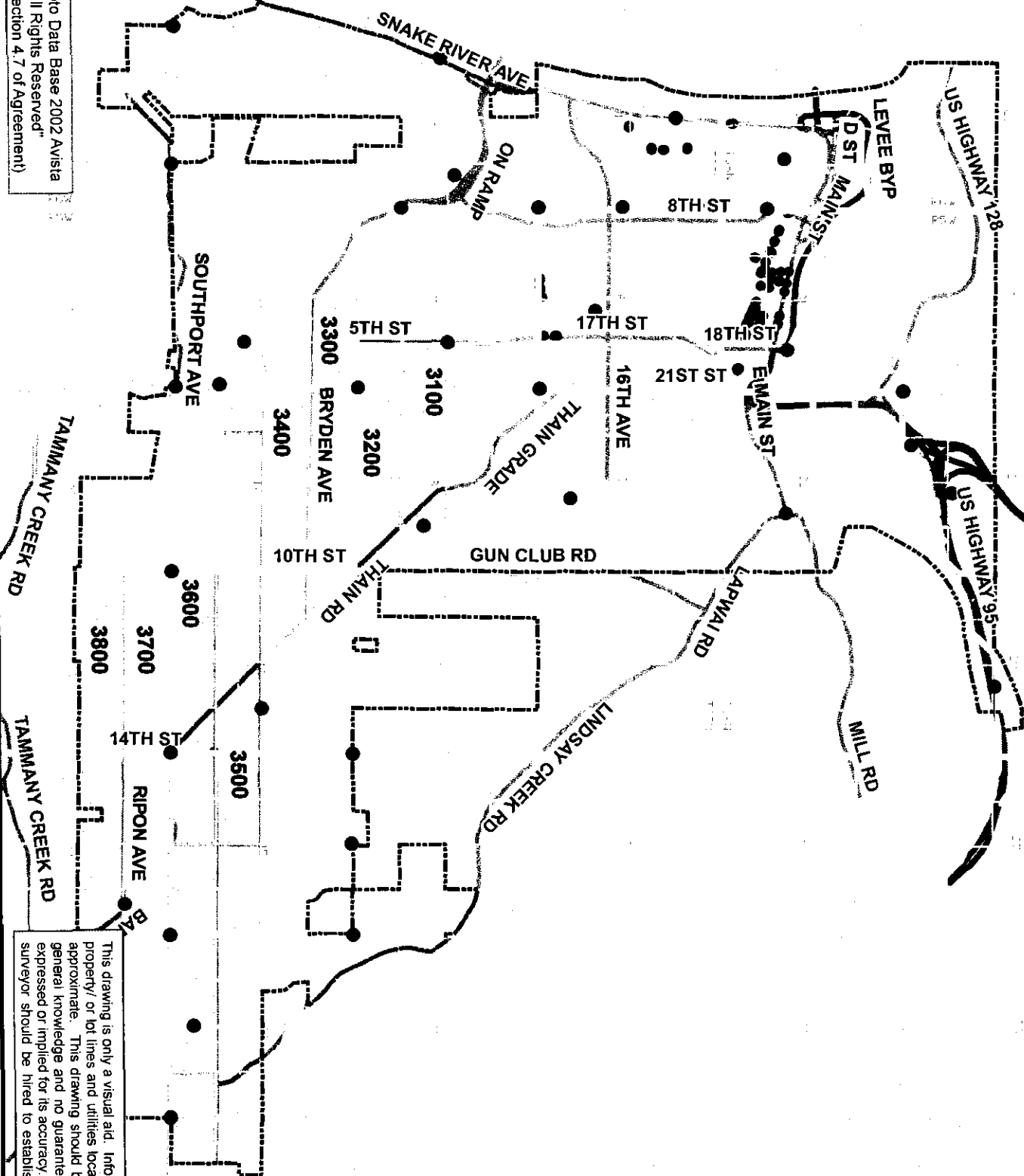
## PUBLIC WORKS DEPARTMENT



1 inch = 4.214.2 feet



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(See Page 1, Section 4.7 of Agreement)



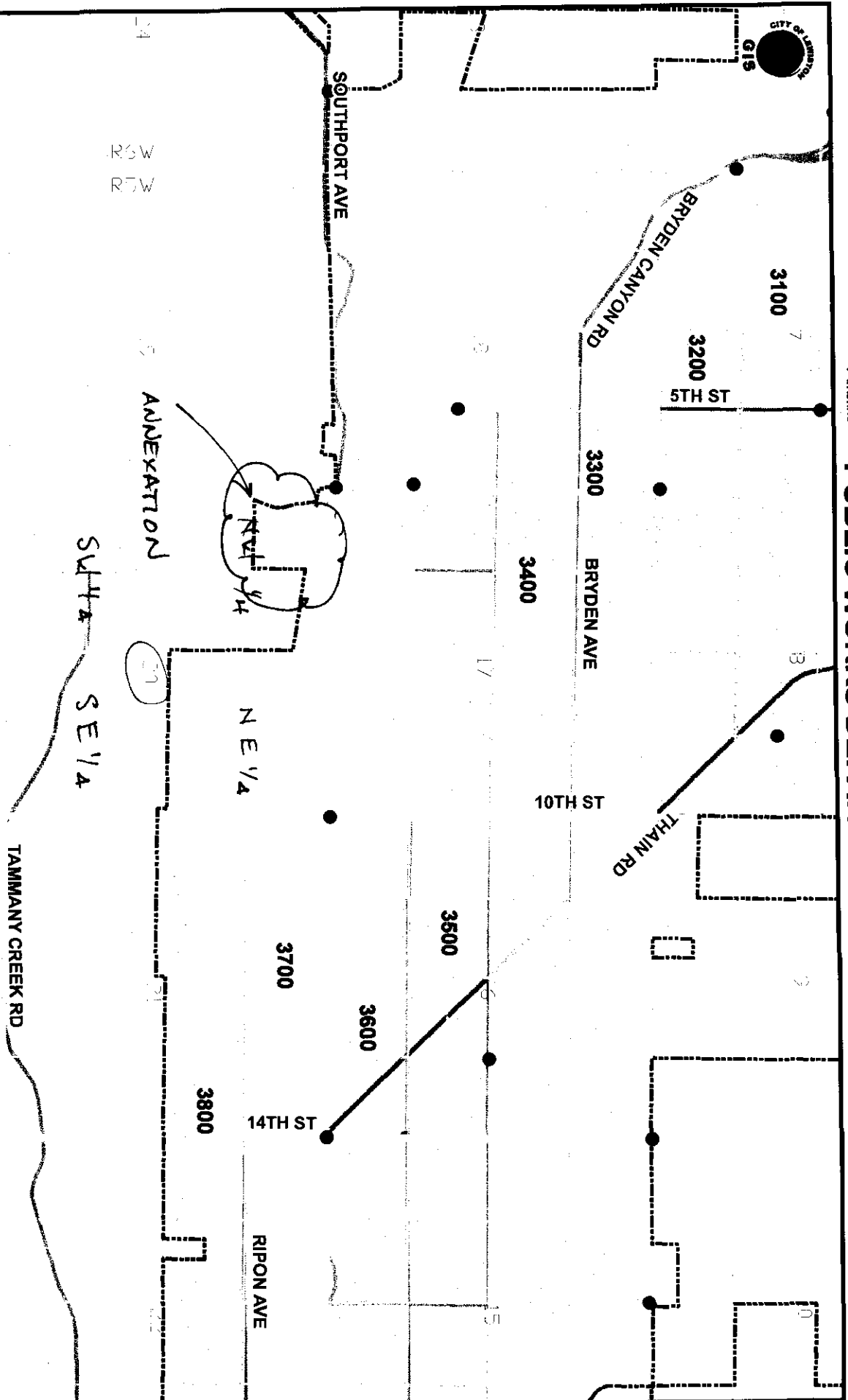
This drawing is only a visual aid. Information, such as property/ or lot lines and utilities locations shown are approximate. This drawing should be used only for general knowledge and no guarantee or warranty is expressed or implied for its accuracy. A licensed land surveyor should be hired to establish property lines.



# CITY OF LEWISTON PUBLIC WORKS DEPARTMENT



1 inch = 2,297.94 feet



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(See Page 1, Section 4.7 of Agreement)

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